

Anthony D. Callahan and wife, Dianne T. Callahan
GRANTORS

A S S U M P T I O N
W A R R A N T Y

TO

D E E D

Robert E. Leigh, III
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Anthony D. Callahan and wife, Dianne T. Callahan, do hereby sell, convey, and warrant unto Robert E. Leigh, III the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 81, Section A, Carriage Hills Subdivision, in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 3, Page 13-14, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust dated September 17, 1987, executed by Anthony D. Callahan and wife, Dianne T. Callahan, in favor of Lumbermen's Investment Corporation, recorded in Book 416, Page 622, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of FIFTY NINE THOUSAND FIFTY SEVEN & 23/100 Dollars (\$59,057.23), and the Grantee takes subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantee's name and Grantors over and assign unto the Grantee without charge all escrow funds now held by Temple-Inland Mortgage Corp. in connection with loan made by same on the above described property.

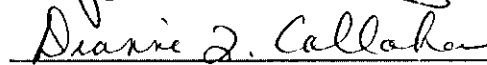
It is understood and agreed that the taxes for the year 1997 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 13th day of June, 1997.



Anthony D. Callahan



Dianne T. Callahan

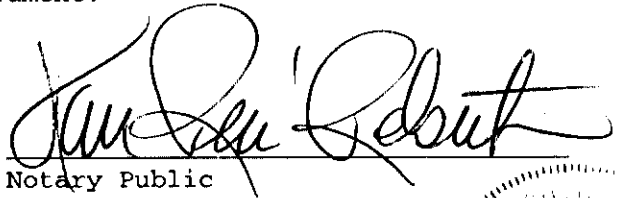
STATE MS.-DE SOTO CO. *pb*

JUN 18 3 10 PM '97

BK 317 PG 674
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 13th day of June, 1997, within my jurisdiction, the within named Anthony D. Callahan and wife, Dianne T. Callahan, who acknowledged that they executed the above foregoing instrument.

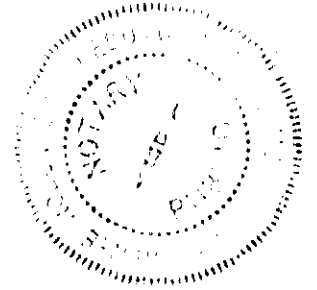

Notary Public

My Commission Expires:

June 18, 2000

GRANTOR'S ADDRESS:
1224 Cedar Circle South
Southaven, MS 38671
Work Phone #: 224-9457
Home Phone #: 342-1213

GRANTEE'S ADDRESS:
123 Stateline Road East
Southaven, MS 38671
Work Phone #: 393-9445
Home Phone #: 429-6463



THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 5710R19